

MINUTES ~ November 10, 2008

Ponaganset Middle School-Room 150

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:39 PM in the Ponaganset Middle School, Room 150.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. George Jacques of Glocester, Mr. Dennis Chretien of Foster, Mr. Raymond Fogarty of Glocester, Mrs. Julie Capobianco of Foster and Mr. Warren Ducharme of Foster. Mr. Bill Abt of Foster was absent as he had to work and Mrs. Kim Michalik of Glocester was absent as she was attending a class.

3. Financial Report

Mr. Brendan Larkin reviewed the Treasurer's Report with the committee and noted that the date on the report should read November 10, 2008 rather than November 11, 2008. The Treasurer's summary report is attached as reference 1. Mr. Ducharme moved and Mr. Chretien seconded to accept the Treasurer's report as submitted with the correction of the date as noted. So voted, 6-0.

Mr. Laramie reported that he asked the owner's representative, architect and construction manager to quantify the changes and draws on the contingency relative to the various parts of the project and noted that they have tallied the known amounts and projected some additional expenditures. Mr. Laramie stated that they could be close to spending 100% of the contingency. Mr. Laramie reported that there is a three page listing of additional costs in ESCO items totaling approximately \$1.3M over the contingency amount not including the additional roof work on the high school with a cost of \$1,050,000. Mr. Laramie reminded the committee that construction costs and the cost of financing were estimated at \$12.8M of which they have already gone out to bond for \$11.8M and the committee will need to consider going out to bond for the remainder of the amount to complete some of those items. Voting to approve the bonding will be on the agenda for December's meeting.

Mr. Fogarty further explained the situation by stating that \$12.8M was approved by the voters and the Department of Education, the committee just needs to move forward with authorizing the remaining amount to go out to bond. Mr. Fogarty noted that on the \$11.8M already bonded the payback is less than what voters expected due to a higher reimbursement rate.

4. Middle School Biomass Report

Mr. Laramie announced that the district is now operating the first biomass boiler in the state. Mr. John Johnson explained that they had a successful startup of the biomass a

week and a half ago, the system is ready to go though it is currently not running as the weather has been too warm. Mr. Johnson stated that Mr. Joe McGovern and his staff received training and Chiptec was on site to commission the system. Mr. Laramie noted that the biomass project was a phenomenal accomplishment and once the site work is complete around the area a tour will be offered. Mr. McGovern reported that the training was good and Kevin from ConEd has been very helpful.

Mr. Grzyb reported that the site work is ongoing, they are working on the sub grade for the driveway, the sidewalk was just poured and he will work with Mr. McGovern to agree on a day for the paving, either at the end of the week or over the weekend.

Mr. Grzyb informed the committee that they have received Aharonian's punch list for the biomass and have a meeting scheduled for Wednesday to go over the issues and get the subs going on completing the items.

5. High School Project Update

Mr. Alix reported on the high school project as follows:

Since the last meeting the science rooms in the North building and the classrooms on the first and second floor have been opened and the demolition work above the shop areas along the back of the South building has begun.

The binder has been put down around the back of the South building and they are in the process of determining whether to do the final paving now or wait until Spring.

The fire suppression system is being installed in the shop area and the electrical work will be going in, the area is scheduled for completion November 21st.

Work is on going in the old cafeteria area with the ceiling grid and electrical work being done now, once that is complete they will be doing finishes.

In the library they are sheet rocking the walls, the electrical work has been inspected and they are getting the area ready for the skylights and getting ready to paint the ceiling. The library is scheduled to be completed early to mid February with the exception of the skylights which will be installed in the Spring.

Demolition is ongoing in the former science rooms on the 2nd floor. They are on schedule from completion in January.

Regarding the site, Mr. Alix had a walk through with Yard Works yesterday and they have slice seeded the slope and will top dress some areas.

The high school biomass is ongoing and scheduled for startup December 1st.

Regarding the biomass, Mr. Johnson noted that the equipment is installed and the power is running. He stated that the biomass is operational, they are just waiting for the water situation to be resolved to dump the chips. Mr. Laramie questioned the status of the water issue. Mr. Alex Ziemba reported that he is working on getting pricing for two options, the first being to put perimeter drains which will maintain the water level below the slab the other option is a well system. Mr. Ziemba stated that he should have a decision by the end of the week. Mr. Grzyb noted that there are some areas where they will also need to reapply waterproofing and they need to work on getting the cracks along the beam sealed. Mr. Grzyb stated that he thinks a pressure injection will help. Mr. Laramie noted that the issues need to be resolved quickly as they expect to burn wood when it gets cold. Mr. Grzyb explained that they will have a decision early next week then there will be some lead time to get the materials, they should get it done the first week in December. Mr. Laramie directed Mr. Ziemba to get pricing sooner to make sure this gets done as soon as possible.

Mr. Laramie asked about the heating in the building. Mr. Alix noted that there are a number of areas that are warm and the mechanical contractor is getting more areas under control.

Mr. Kafalas reported that the staff is getting frustrated with the outstanding issues such as the wood shop and Ag buildings not being finished, the phone issue, shade and door issues and the heat on the second floor being unhealthy. He also noted that they need to look into the electronics room in the back corner as he is concerned with a mold issue. Mr. Laramie explained that the electronics room was added in the 1990 addition and is built over the old well. He noted that the floor tile seeps up when walking on it and further remediation is needed in that room. The committee discussed the possibility of moving electronics for now. This situation will be looked into further.

Dr. Barnes informed the committee that the new science rooms are not fully functional. Mr. Alix reported that the sinks need to be sealed and the plumbers need to come back to finish up. Mr. Alix also explained that there is a gas issue, the gas shut off valve needs to be tied into the fire alarm. Some piping needs to be reconfigured and wired to the fire alarm. Mr. Ziemba reported that Maguire is putting the design together for that issue.

Mr. Kafalas asked about the status of the fire alarm issue. Mr. Laramie reported that they have found a way to get the alarm system to satisfy everyone's needs but they need the funds to do it. The estimated cost is \$10K.

Mr. Fogarty questioned the telephone pole in front of the North building. Mr. Grzyb replied that he has not been successful in talking with Verizon, he asked Mr. Fogarty for help with that.

Mr. Fogarty questioned the outside lights stating that it is still dark in several places. Mr. Grzyb reported that the canopy lights are on, the ornamental lights have conduit running to the building and will be hooked up as soon as possible and the excavation has started for the back lights. He also stated that the new light near the gym does not work they will work to fix it.

Mr. Fogarty questioned the status of the kiln stating that the art department is not functional without it. Mr. Grzyb reported that it is out for pricing.

Mr. Fogarty voiced his frustration with issues taking so long to be resolved. Dr. Barnes asked if there was any process or timeline for things getting done. Mr. Grzyb reported that they have prioritized the work to be done and are working on life safety issues first. Mr. Laramie explained that life safety issues are a priority and if needed they can be done on a time and materials basis which is very expensive, otherwise the committee will not approve work to be done unless they have firm pricing and pricing takes a while. Mr. Grzyb reported that things could happen more quickly but would be more costly. There were some discussions regarding deadlines and Mr. Laramie noted that some deadlines have been missed but stated that it is not one person or one company responsible, there is additional work everywhere.

Mr. Fogarty questioned what type of security system is in place. Mr. Alix reported that there is a burglar alarm being installed by Sonitrol but there are no alarms on the doors to monitor student activity during the day, the wiring is in place for that and the equipment could be added. The building committee did not have the funds for the equipment.

Mr. Fogarty reminded everyone that the project has been substantially completed in five months without an IT director and with items being added beyond code by the safety and planning boards. He noted that Cumberland took five years to complete their project with disruption to the classes during that time period.

Mr. Jacques reported that the first interscholastic league event was held at the new gymnasium and he received positive feedback on the gym, everyone was impressed with the facility. He did however voice his concern with the noise issue saying that 50 people sounds like 500. Mr. Jacques stated that the noise abatement that was cut out of the budget needs to be looked at again as the noise could be detrimental to the staff. He suggested that they measure the decibels of sound to determine whether the noise level is acceptable or not which will determine whether further action needs to be taken. Mr. Jacques also noted his concerns that there is no clock or PA system in the gym, some items in the locker room are not working and the lack of space for equipment storage. Regarding the storage, Mr. Jacques stated that there is one area being used to store the construction equipment which would be helpful to have for equipment storage. He also informed the committee that there is a small area off the old girls locker room which is used to store excess kitchen equipment and a small area off that for a coaches' room. Mr. Jacques questioned whether they could cut through the wall and connect the t areas.

Mr. Fogarty reported that they are continuing work on the energy lab.

6. Approval of Minutes

Mr. Fogarty moved and Mr. Jacques seconded to approve the minutes from the October 14, 2008 meeting. So voted, 5-0-1 with Mrs. Capobianco abstaining as she was absent from the October 14th meeting.

7. Executive Session

Mr. Ducharme moved and Mr. Chretien seconded to convene to Executive Session in accordance with RI General Laws 42-46-5(a) (2) Litigation. So voted, 6-0. Mr. Laramie asked Dr. Barnes and Ms. Sarah Hann to stay for the executive session.

8. Reconvene to Open Session

Mr. Laramie reconvened the meeting to open session at 9:00 PM.

Mr. Laramie reported that during executive session the committee had discussions regarding potential litigation and a vote was taken to authorize the chairman and his subcommittee to explore potential legal issues. The only other vote taken during executive session was to reconvene to open session.

9. Adjournment

Mr. Ducharme moved and Mrs. Capobianco seconded that the meeting be adjourned at 9:00. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Glocester Building Committee, December 9, 2008

Foster-Gloesler Regional Building Committee
Treasurer's Report - November I/, 2008

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Ba_nk_of America Checking Account (Acct. ff 9479197036):

**> The accompanying check register presents account activity through October 31, 2008. Note
- the account was reconciled without exception up through bank statement ending date
September 30. 2008,**

> As of October 31, 2008 the ending account balance amounted: 166,535.88

**> This report does not reflect activity occurring after
October 31, 2008.**

lank_gfAmerica Sayings Account (Acct_# 9479197052):

**I > The accompanying register reflects savings account activity through October 31, 2008.
Note - the account was reconciled without exception up through bank statement ending date September 30,2008.**

> As of October 31,2008 the ending account balance amounted to: S 1,476,141.34

**> This report does not reflect activity occurring after October 31,
2008.**

nk of New York - Middle School Bonds fAcct # 435360):

\ > The Bank of New York Middle School bond account has been reconciled to bank statements through September 30,2008.

[> As of October 35, 2008 the ending account balance amounted to: S 671,369.49

k of Mew York -ESCO Fund (Acct # 460079):

> The Bank of New York ESCO account has been reconciled to bank statements through September 30, 2008.

> As of October 31,2008 the ending account balance amounted to: S 2,349,260.81

of New York - High School Bond Fund (Acct # 430746):

> The Bank of New York High School bond account has been reconciled to bank statements through September 30, 2008.

> As of October 31, 2008 (he ending account balance amounted to: S 3,717,203.44

Funds in all accounts:

S 8,380,510.96